



**NOTICE OF DECISION
SIMSAY PRELIMINARY SHORT SUBDIVISION
STATE ENVIRONMENTAL POLICY ACT (SEPA)
THRESHOLD DETERMINATION OF NON-SIGNIFICANCE (DNS)
PSHP2017-00693**

**Date of Notice: March 8, 2018
Appeal Period Ends March 29, 2018 at 5 PM**

NOTICE IS HEREBY GIVEN that on March 8, 2018 the City of Sammamish Department of Community Development issued a decision of approval for the Simsay 7-Lot Preliminary Short Subdivision, PSHP2017-00693. A State Environmental Policy Act (SEPA) Threshold Determination of Non-Significance is also issued. Public notice has been provided via: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been given **Preliminary Short Subdivision Approval**.

The proposal is to subdivide 1.50 acres into 7 single-family residential lots with an access tract and a recreation/storm tract. Local access to the new lots is proposed through 227th Avenue SE. To ensure proper site drainage and to accommodate building pads for home, approximately 2,500 cubic yards of cut and 700 cubic yards of fill are proposed. The project proposal requires Preliminary Short Subdivision approval by the City of Sammamish. A copy of the Decision and Exhibits, except for this notice, can be accessed through the following link: <https://spaces.hightail.com/space/kvHJkF43g/files>.



File Number: PSHP2017-00693

Date of Application: August 24, 2017

Date of Completeness Determination: August 24, 2017

Date of Notice of Application: September 21, 2017

Applicant: Gina Estep, Hunting Homes, LLC, 14410 Bel-Red Road, Bellevue, WA 98007

Project Location: The proposed development is located at 1403 228th Avenue SE in the City of Sammamish, Washington, within NE Section 4, Township 24N, Range 6E.

State Environmental Policy Act (SEPA) Determination: The proposed development was reviewed under the provisions of State Environmental Policy Act, (SEPA). A Threshold Determination of Non-Significance (DNS) was issued under the optional DNS process specified in WAC 197-11-355.

Existing Environmental Documents Available for Review: Preliminary Project Plans, Arborist Report, State Environmental Policy Act (SEPA) Project Checklist, Critical Areas Affidavit, Critical Area Study, Geotechnical Report, Preliminary Technical Information Report, and Traffic Impact Analysis.

Staff Project Planner Assigned: Ryan Harriman, AICP, Senior Planner P: (425) 295-0529, E: rharriman@sammamish.us. Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075.

Appeal Period: This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080 and 20.15.130. Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5 pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at (425) 295-0500. Appeals for this decision must be received at the address above by: March 29 at 5:00 PM per SMC 20.15.130. Please direct comments to the Staff Project Planner Assigned.

Inquiries regarding the application, revised decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.

SITE PLAN

(Full Size Site Plan Available in Project File)

